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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

KI 157

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Ye College Inn

AND/OR COMMON

The College Inn

2 LOCATION

STREET & NUMBER

4000 University Way N.E.

NOT FOR PUBLICATION

CITY, TOWN

Seattle

CONGRESSIONAL DISTRICT

STATE

Washington

VICINITY OF

CODE

COUNTY

King

CODE

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Ronald L. Bozarth and Richard L. Burnett

STREET & NUMBER

4000 University Way N.E.

CITY, TOWN

Seattle

VICINITY OF

STATE

Washington 98105

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

King County Administration Building

STREET & NUMBER

500 Fourth Avenue

CITY, TOWN

Seattle

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Register of Historic Places

DATE

1973

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The College Inn is located in Seattle's University District, one block west of the University of Washington campus. At the time of its construction in 1909, the campus was the site of the Alaska-Yukon-Pacific Exposition, and Ye College Inn was intended to function as a small hotel for the fair's visitors and later to provide housing and food services for the university's students.

Situated on the northeast corner of N.E. 40th Street and University Way N.E. (formerly 14th Avenue N.E.), the building comprises three floors, a basement and an attic. The concrete, brick, and wood-frame structure is rectangular in plan and occupies the entire 103' x 40' corner lot. The two major street elevations feature large display windows for ground floor shops, two-story projecting window bays, and gabled dormers with decorative wood and stucco finish simulating half-timber work. Exterior finish is stucco except for the lower portion of the east elevation and the entire gable end wall on the north elevation, which are faced with brick. Fenestration of the south and west street elevations above the ground story consists of casement windows grouped in twos or threes with sills and heads continued as narrow horizontal bands across each projecting bay. The original windows of multipaned hinged sash (some of which still remain in the attic dormers) were replaced by single-light sash about 1960. Windows of the east and north elevations have eight-over-eight light double-hung sash, with the upper stair landing pair enlarged to twelve-over-twelve lights with an eight-light transom.

A concrete foundation encloses a full basement which has been recently renovated. Originally, only the western half was finished and housed Ye College Grill. The College Inn Pub now occupies the entire below-grade space. A portion of the original fir paneling which remained from the Grill was replicated for the renovation of the basement and ground-floor College Inn Cafe.

The street level shops have undergone numerous changes of occupants, use, entry, and spatial arrangements over the years. The corner cafe, a delicatessen, and a mountaineering equipment retail store are the present tenants. The entrance to the Inn has been restored to its original position on N.E. 40th Street. A glazed and paneled entry door with segmental arched transom and sidelights gives access to a small lobby, where a terrazo floor with a mosaic of four shields and the inscription "Ye College Inn" has been uncovered.

In 1960 the two upper floors comprising the Inn were drastically modified to accommodate apartments. Kitchens and additional baths were installed and room partitions were changed. In 1979 the present owners undertook a major renovation of the building in

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order to return it to its original function as a guest house. All installations for the apartments were removed, interior walls and room arrangements were restored, original wood trim and detailing were duplicated. Several of the rooms retain the original wide built-in seats in the spacious window bays. Some former residents report that the larger rooms originally had a raised sitting area with a rollaway bed stored beneath it, but no physical evidence of this arrangement could be found during the rehabilitation of the building.

New elements include code-required sprinklers, electrical, plumbing and heating systems, and modern communal bathrooms. The attic, which had remained unfinished, was converted to a guest breakfast room and piano lounge, with additional private office space and manager's apartment, in a manner in keeping with the character of the building.

8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) international trade; world fair	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1909

BUILDER/ARCHITECT

Graham & Myers

STATEMENT OF SIGNIFICANCE

The College Inn is significant to the City of Seattle as one of the few remaining buildings associated with the Alaska-Yukon-Pacific Exposition of 1909. Built by a locally prominent real estate developer, Charles Cowen, the Tudor style Inn was designed by the architectural firm of Graham & Myers, predecessor of the present international firm, John Graham & Company.

The Alaska-Yukon-Pacific Exposition, located on the campus of the University of Washington and occupying 250 of the school's 355 acres, was held from June 1 to October 16, 1909. Touted as the first world's fair to be ready on time, the exposition did not commemorate a significant event in our nation's history, as had earlier American fairs, but had as its theme "a broad commercial proposition." Its stated purposes were "to exploit the resources and potentialities of the Alaska and Yukon territories in the United States and the Dominion of Canada, to make known and foster the vast importance of the trade of the Pacific Ocean and of the countries bordering thereon, and to demonstrate the marvelous progress of western America."

By all accounts the exposition was a huge success, and at its close several of the permanent buildings were given over to the university in exchange for the use of its land. Of these, only one major and one minor structure, and portions of some supporting elements such as the powerhouse, remain on the campus today. In the surrounding neighborhood no other known building associated with the fair exists except for The College Inn.

The person responsible for the creation of the Inn was Charles Cowen, an ambitious man of entrepreneurial talents who had arrived in Seattle in 1900. Born in England in 1869, Cowen had grown up in South Africa, where his family were diamond miners and merchants. In 1890 he was sent to New York to purchase electrical equipment for the mines and decided never to return. He apparently broke with his family, changed his name from Cohen to Cowen, and settled first in New York State, then Florida, and finally Seattle.

In 1900 Seattle was embarking on a decade of rapid growth. Cowen saw the opportunities in property development and established the Haynes-Cowen Real Estate Company. In 1906 he purchased 40 acres of stump land north of the new site of the University of Washington,

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platted it, surfaced the streets, and placed it on the market. Twelve acres of wooded land were set aside and donated to the city as Cowen Park. When the Alaska-Yukon-Pacific Exposition opened three years later, Cowen placed a large billboard advertising property for sale in his University Park addition near the main entrance to the fair. One block west of this main entrance Cowen built Ye College Inn, reportedly for the out-of-town owner of the property, J.R. Hendren of Kansas City. The Inn served as a guest house for the fair's visitors and, when the exposition closed, Cowen purchased the property which then provided housing and food services for the university's students. Later, he opened the first movie theater in the University District, which he named Ye College Playhouse.

Cowen reportedly always retained his distinctive English manner, dressing in British tweeds and speaking with a pronounced British accent. It is no surprise then that he chose an English architect to design Ye College Inn in a modified Tudor style. John Graham, a native of Liverpool, had been trained as an architect in England, but began his architectural career by opening a one-man office in Seattle in 1900. During the early years of his practice he concentrated on the design of private residences and formed a brief partnership with another English immigrant, Alfred Bodley. This relationship was terminated in 1904 and the following year David J. Myers joined Graham. Myers had gone to Boston in 1894 to study at the Massachusetts Institute of Technology and the Boston Architectural Club. He then worked for important firms in Boston and Pittsburgh, but returned to Seattle to form a partnership with John Graham in 1905. At the end of the decade each man went his separate way--Graham branching out to commercial and institutional design, and Myers eventually becoming a partner in the new firm of Schack, Young & Myers.

The combination of two professional men of British ancestry utilizing their talents to design and develop an exceptional commercial property and the close association of this property with a significant Pacific Northwest event such as the Alaska-Yukon-Pacific Exposition gives the College Inn a special place in the history of Seattle. It has long been a familiar landmark in the University District, where generations of students, including two former mayors, have resided during their college years.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Seattle North

QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A 10 551680 5278220

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The nominated property is Lot 13, Block 24 of the Brooklyn Addition to the Plat of Seattle.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Shirley L. Courtois, Architectural Historian

ORGANIZATION

The Conservation Company

DATE

June, 1980

STREET & NUMBER

1955 Sixth Avenue West

TELEPHONE

(206) 234-8556

CITY OR TOWN

Seattle

STATE

Washington 98119

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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*Alaska-Yukon-Pacific Exposition and Seattle, The Beautiful
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Obituary of Charles Cowen, *The Seattle Times*, March 11, 1926, p. 7.

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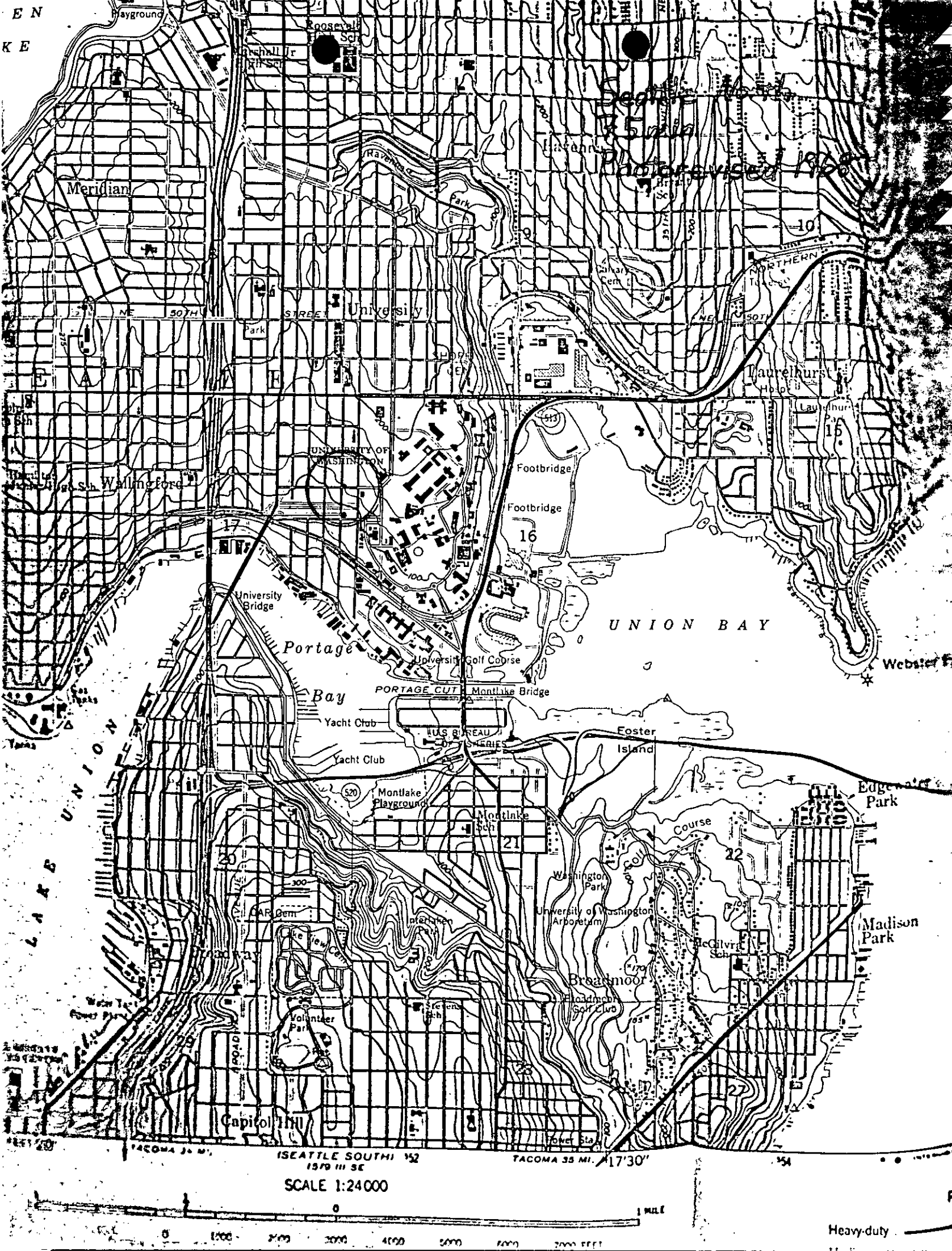
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:		The College Inn	
AND/OR HISTORIC:		Ye College Inn	
2. LOCATION			
STREET AND NUMBER:			
4000 University Way N.E.			
CITY OR TOWN:			
Seattle,			
STATE:	CODE	COUNTY:	CODE
Washington	98105	King	
3. MAP REFERENCE			
SOURCE:			
Kroll Map Co. 816 2nd Ave. Seattle, Washington 98104			
SCALE:			
1:2400			
DATE:			
1949 Photo-revised 1968			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: The College Inn			
AND/OR HISTORIC: Ye College Inn			
2. LOCATION			
STREET AND NUMBER:			
4000 University Way N.E.			
CITY OR TOWN:			
Seattle			
STATE:	CODE	COUNTY:	CODE
Washington, 98105.		King	
3. PHOTO REFERENCE			
PHOTO CREDIT: Ronald L. Bozarth			
DATE OF PHOTO: 13 March, 1973			
NEGATIVE FILED AT:			
BOK Enterprises P.O. Box 162 Univ. Station Seattle 98105			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
The attached photograph was taken looking north-east at the southern (longest) and western faces of The College Inn.			

College Inn Is an Inn Again, European-style

By Roger Ainsley

Certain "fancy ladies" walked these halls during the years of World War II, leading customers to rooms overlooking Portage Bay and sitting them down upon fine wood window seats. And somehow history, least of all Seattle's history, was far from all their minds.

That was back during the inn's mid-life crisis, before beatnik and hippie students came and went, and before Gladys Poole came along to take the building on a long trip backward into its own past.

Beginning today, officially, Poole has put the "inn" back in The College Inn in the University District.

Until recently just another apartment building catering to a few dozen of the University of Washington's 30,000-plus students, the inn has been reincarnated as an inexpensive European-style guest house for Seattle visitors seeking relief from the high-rise hotel blues.

The College Inn was built as a guest house in 1909 when a young Seattle, eager to promote its own future, was host to the Alaska-Yukon-Pacific Exposition on the UW campus. But it was modern Europe that gave Poole the idea for an in-city inn.

"I got the idea when I was traveling in Europe," she says. "I was inspired by the 'pensions,' as against the typical American-style hotel."

She experimented with the idea in other buildings on Capitol Hill and in the University District, always on a small scale. But early last summer, while looking for a building to house a full-scale guest house, she stopped by to talk with College Inn owners Ron Bozarth and Rich Burnett.

"I was always curious about what they did on the second and third floors," she said of the building which houses a pub, grocery store and coffee shop on the lower levels.

Bozarth and Burnett, who had purchased the building in the early 1970s after much of its early character had been "modernized" out of existence, were preparing to remodel the apartment units that took up those two floors. In exchange for a long-term lease, they agreed to shift gears and restore the building as a guest house.

For her part, Poole borrowed \$50,000, bought a van and launched into a 10-day tour of antique shops and sales in rural towns outside Seattle. She ended up with several hun-



dred pieces of antique furniture.

"I just searched for pieces of furniture I thought would fit in here," she says. "It was a hectic 10 days, but it was enjoyable — who ever has that much money in their hands to do that?"

What she now has is 27 rooms filled with restored furniture and a muted decor, booked at \$18 to \$27 a night for one person.

What she wound up with also is an inn run in a European style. The bathrooms and dining area are communal; no maid bustles in each morning to change the beds; and no tight-lipped waiter whisks away your coffee cups after the continental breakfast.

In place of the habitual luxuries of American-style hotels, she feels, are a warm atmosphere and personal attention. "The main thing is myself personally being here," she says. "Giving people personal attention really

means a lot to people."

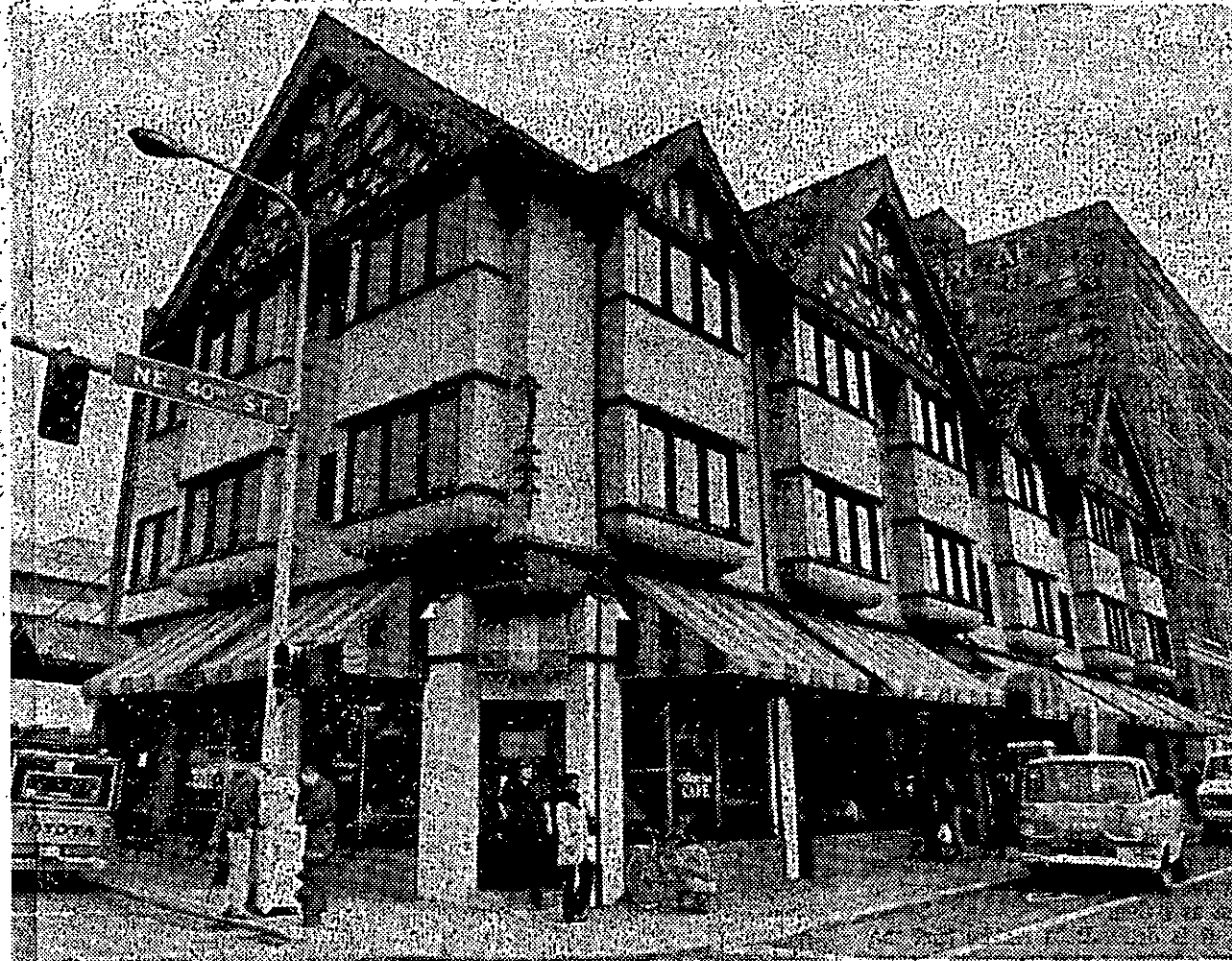
And there's another element to the inn's low-key style.

"The philosophy here is there are no telephones in the rooms, there are no TVs," unless specifically requested. "There will never be a TV here in the common room."

Although the inn opens officially today, on the 71st anniversary of its first opening, Poole began booking guests about three weeks ago. She is pleased, she says, with the response and the mixture of people.

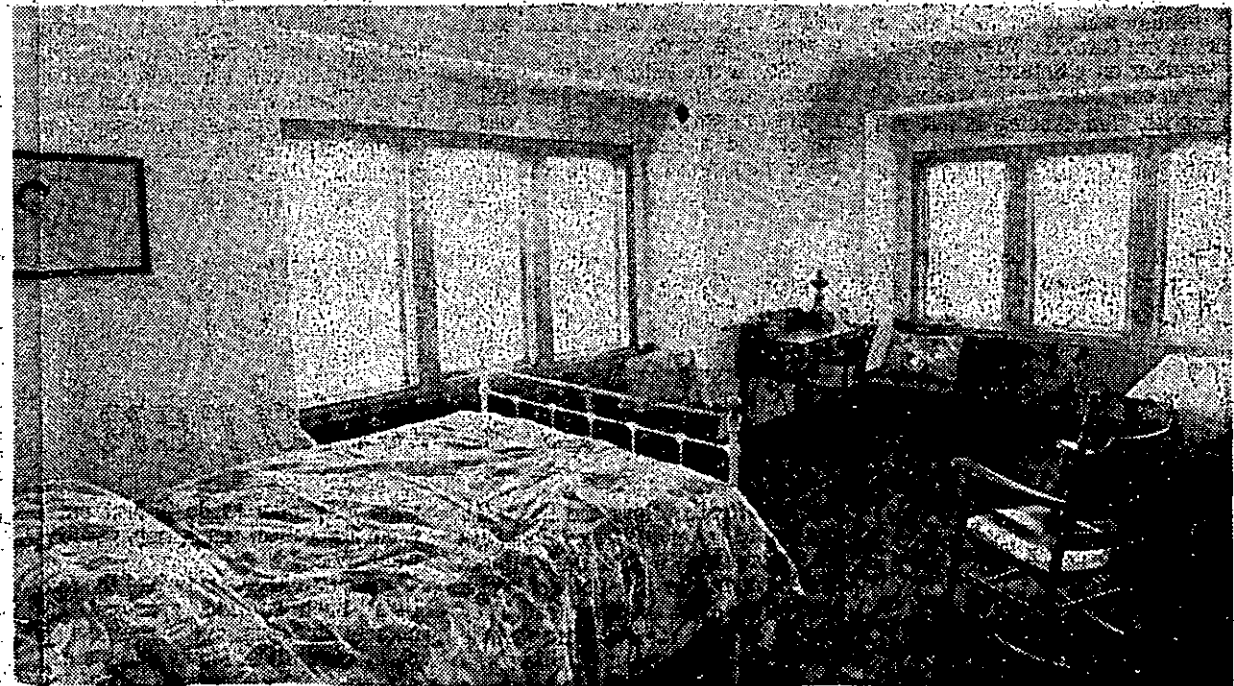
"I think the interesting thing here is that we have people like that — a doctor's degree, a physicist, a student with a backpack and a foreigner with a heavy suitcase. Every department in the university, every professor and student, has someone visiting them sometime."

"In terms of location, there's no way this place is going to miss."



PI PHOTOS BY ROBERT DEGIULIO

The College Inn (above), was built in the University District in 1909 to accommodate visitors to the Alaska-Yukon-Pacific Exposition. Until recently, it was just another apartment building catering to a few dozen University of Washington students. But now Gladys Poole (left) has reopened it as a European-style guest house with low rates, a communal feeling and rooms furnished in antiques (below) purchased during a 10-day shopping tour of Puget Sound. The reincarnated inn opens officially today, on the 71st anniversary of its first opening, and one thing will always be the same as it was in 1909 — there will never be a TV in the common room.





The College Inn
4000 University Way
Seattle, Washington, 98105